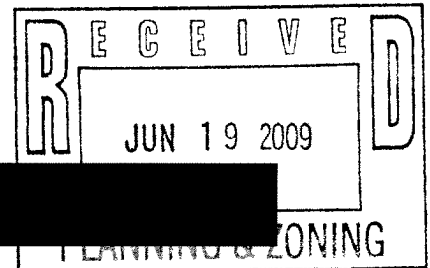




sept.

APPLICATION SPECIAL USE PERMIT



SPECIAL USE PERMIT # 2009-0035

PROPERTY LOCATION: 506 N. Henry St.

TAX MAP REFERENCE: 064.01-03-10 ZONE: CRmm-H

APPLICANT: Mei Duan Lin

Name: ~~Diamond Commercial, LLC~~

Address: 3719 Old Lee Highway, Suite 82A, Fairfax, VA 22030.

PROPOSED USE: chinese food Restaurant

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Mei Duan Lin
Print Name of Applicant or Agent

506 N. Henry St.
Mailing/Street Address

Alexandria V.A 22314
City and State Zip Code

[Signature]
Signature

703-739-2211
Telephone #

Jian P 6868@yahoo.com
Email address

703-739-2213
Date Fax #

ACTION-PLANNING COMMISSION: _____ DATE: _____

ACTION-CITY COUNCIL: _____ DATE: _____

SUP # 2009-0035**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 506 N. Henry street, Alexandria VA 22304 I hereby
(Property Address)
grant the applicant authorization to apply for the chinese food restaurant use as
(use)
described in this application.

Name: Mohammed Almotawakil

Phone: _____

Please Print

Address: 3925 Old Lee Hwy Suite 538, Fairfax VA 22030

Email: _____

Signature: _____

Date: 6/19/09

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies the waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☒ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner more than ten percent.

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If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

I Request Add Alcohol. and change
Ownership ~~and~~ at an existing restaurant
Alcohol will be served on premises only and
only during our current dine-in hours of
9am - 10pm (Sunday - Thursday) and
9am - 11pm (Friday and Saturday).

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USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

☐ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☒ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

patron traffic will be concentrated around
normal and dinner hours.

- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

Approximately 5 per shift.

6. Please describe the proposed hours and days of operation of the proposed use:

Day: Sun - Thurs.

Hours: 9:00 am - 10:00 pm (Dinner and
carry out)
9:00 am - 12:00 mid (delivery)

Fri - Sat

9:00 am - 11:00 pm (Dine-in
carry out)
9:00 am - 12:00 mid (delivery)

7. Please describe any potential noise emanating from the proposed use.

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

There is expected to be no disruptive
noise from the use.

- B. How will the noise be controlled?

Any noise will be confined within the
restaurant.

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8. Describe any potential odors emanating from the proposed use and plans to control them:

The only possible odor will be that of cooking food, as with any restaurant. It will largely be confined within the interior, as with any restaurant.

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Typical restaurant trash.

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

Typical restaurant amounts of trash.

- C. How often will trash be collected?

Daily or as otherwise required by business volume.

- D. How will you prevent littering on the property, streets and nearby properties?

The Monarch DSUP provides for the installation of 4 street trashcans on the blockfaces

adjacent to the site, and there will be trash disposal available within the restaurant.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes.

[X] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☒ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

General purpose cleaning supplies as typically found in restaurants, in amounts required by business volume.

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

Typical restaurant methods.

ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☒ Yes ☐ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

On-premises Beer and wine.

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PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

_____ Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

77 Total ~~Other~~ for commercial uses in surface lot.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (check one)

☒ on-site

☐ off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? 1

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

B. Where are off-street loading facilities located? In the interior alley of the monarch site.

C. During what hours of the day do you expect loading/unloading operations to occur?

Early morning.

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

3-5 days per week, or as required by business volume.

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

NO.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

1263 sq. ft. (existing) + _____ sq. ft. (addition if any) = 1263 sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building

☐ a house located in a residential zone

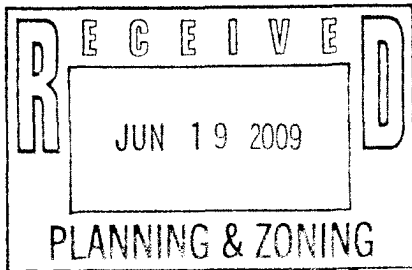
☐ a warehouse

☐ a shopping center. Please provide name of the center: _____

☐ an office building. Please provide name of the building: _____

☒ other. Please describe: the first-floor retail space in the monarch mixed-use development.

End of Application



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APPLICATION

RESTAURANT

All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.

1. How many seats are proposed?

Indoors: 12

Outdoors: 8

Total number proposed: 20

2. Will the restaurant offer any of the following?

Alcoholic beverages (SUP only) ☒ Yes ☐ No

Beer and wine — on-premises ☒ Yes ☐ No

Beer and wine — off-premises ☐ Yes ☒ No

3. Please describe the type of food that will be served:

chinese food

4. The restaurant will offer the following service (check items that apply):

☒ table service ☐ bar ☒ carry-out ☐ delivery

5.

If delivery service is proposed, how many vehicles do you anticipate? one

Will delivery drivers use their own vehicles? ☒ Yes ☐ No

Where will delivery vehicles be parked when not in use?

Park space ~~front~~ Rear of Restaurant

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?

☐ Yes ☒ No

If yes, please describe:

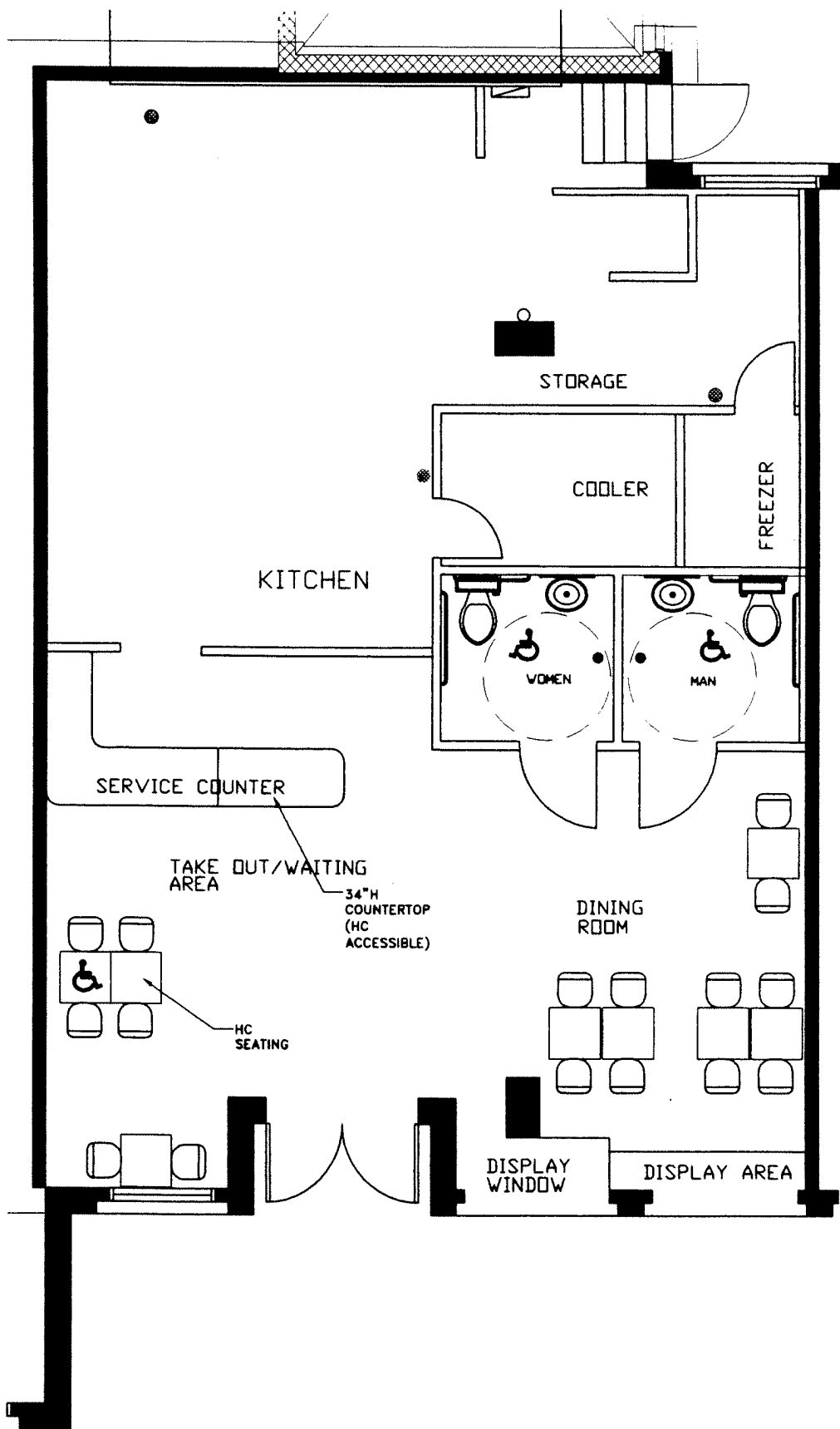
Parking impacts. Please answer the following:

1. What percent of patron parking can be accommodated off-street? (check one)
 - ☒ 100%
 - ☐ 75-99%
 - ☐ 50-74%
 - ☐ 1-49%
 - ☐ No parking can be accommodated off-street
2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)
 - ☒ All
 - ☐ 75-99%
 - ☐ 50-74%
 - ☐ 1-49%
 - ☐ None
3. What is the estimated peak evening impact upon neighborhoods? (check one)
 - ☒ No parking impact predicted
 - ☐ Less than 20 additional cars in neighborhood
 - ☐ 20-40 additional cars
 - ☐ More than 40 additional cars

Litter plan. The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant.

✓ **Alcohol Consumption and Late Night Hours.** Please fill in the following information.

1. Maximum number of patrons shall be determined by adding the following:
 - 20 Maximum number of patron dining seats
 - + Maximum number of patron bar seats
 - + Maximum number of standing patrons
 - = 20 Maximum number of patrons
2. 5 Maximum number of employees by hour at any one time
3. Hours of operation. Closing time means when the restaurant is empty of patrons. (check one)
 - ☐ Closing by 8:00 PM
 - ☐ Closing after 8:00 PM but by 10:00 PM
 - ☒ Closing after 10:00 PM but by Midnight
 - ☐ Closing after Midnight
4. Alcohol Consumption (check one)
 - ☐ High ratio of alcohol to food
 - ☐ Balance between alcohol and food
 - ☒ Low ratio of alcohol to food



FURNITURE PLAN

SCALE: 1/4" = 1'-0"